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1. [LN-234](#)

OHUI SINGLE FAMILY HOME

Request: Rezoning
P&Z# 22-13000003
Owner: City of Pompano Beach
Project Location: 3055 NW 4 Street
Folio Number: 484233045650
Land Use Designation: Commercial
Zoning District: B-3 (General Business)
Commission District: 5 (Cyndy Floyd)
Agent: Cassandra LeMasurier (954-786-4117)
Project Planner: Jean Dolan (jean.dolan@copbfl.com / 954-786-4045)

Ms. Jean Dolan, Principal Planner, introduced herself to the Board. She stated that this is a City-initiated rezoning from B-3 to B-2 on a City-owned lot at 3055 NW 4th Street. The rezoning will allow for the allocation of one Flex unit for the construction of a single-family home. The current B-3 zoning designation of this property allows multi-family residential but does not allow for single-family homes while the B-2 zoning will accommodate a single-family use. This single-family lot is part of a strip of properties running north/south included in the commercially-designated corridor east of and along NW 31st Avenue. This area is designated as commercial land use on both the City and the Broward County Land Use Plans. The City acquired this lot from the County by tax deed and would like to build one, affordable single-family home on the lot. This rezoning will allow that to happen without precluding the frontage parcel on NW 31st Avenue from being developed either as a commercial use or as a residential project allowed through a flex unit request. It must be noted that several of the commercial frontage parcels on the east side of NW 31st Avenue have received flex units and if they are all developed as planned, the character of this block face will be predominantly residential. She showed a portion of the zoning map for this area. She stated that the proposed B-2 Zoning is consistent with the Commercial land use category and does allow for the construction of a single-family home if a flex unit is granted administratively. The residential use of the parcel is consistent with the built condition of the block face characterized by the existing single-family homes to the east on the south side of NW 4th Street. It is Staff's opinion that this rezoning will allow a single-family home to be built on the lot at 3055 NW 4th Street which is reasonable given the existing single-family homes to the east and the emerging character of the frontage of NW 31st Avenue. Staff recommends approval.

Mr. Stacer asked if the Board had any questions of staff.

Ms. Kovac asked if the city will indeed build a single-family home on this lot. Ms. Dolan responded that the Office of Housing and Urban Improvement (OHUI) has let the contract to a contractor to develop it, so the request is being presented hastily as they did not know they needed to do a rezoning. They hope to go to Commission next month to avoid further delay.

Ms. Aycock asked if the 3 lots opposite this lot have the same condition, would the city consider rezoning those to complete the block. Ms. Dolan responded they would rather wait for the lots to come individually. These are owned by companies and the intent for development is unknown. If they want to build single family, the same process would be done. If they want to build commercial, the process may differ. She stated to change the underlying land use designation, a city and county land use change would need to be done with the owners' permission. She added that there is a high demand for affordable housing. Few developers are building affordable single-family residential. The only 3 ways to build these are through OHUI, the CRA, and Habitat for

Humanity. They are taking advantage of this opportunity.

Mr. Klosiewicz asked if it would be more affordable if the development was a duplex, triplex, or quadplex. Mr. Dolan responded the lot does not have the density for that because of the size. Mr. Klosiewicz asked what the size of the lot was. Ms. Dolan responded about 5,000 sq. ft.

Ms. King asked how people would be considered for the residence. Ms. Dolan responded she was not sure, but would send the Board members an email with the explanation.

Mr. Stacer asked if anyone from public wished to speak on the item. There were none. Mr. Stacer closed the public hearing.

(45:40)

MOTION by Joan Kovac and seconded by Richard Klosiewicz that the Board find that competent, substantial evidence has been presented for the Rezoning that satisfies the review standards, and that approval is recommended to the City Commission. All voted in favor.